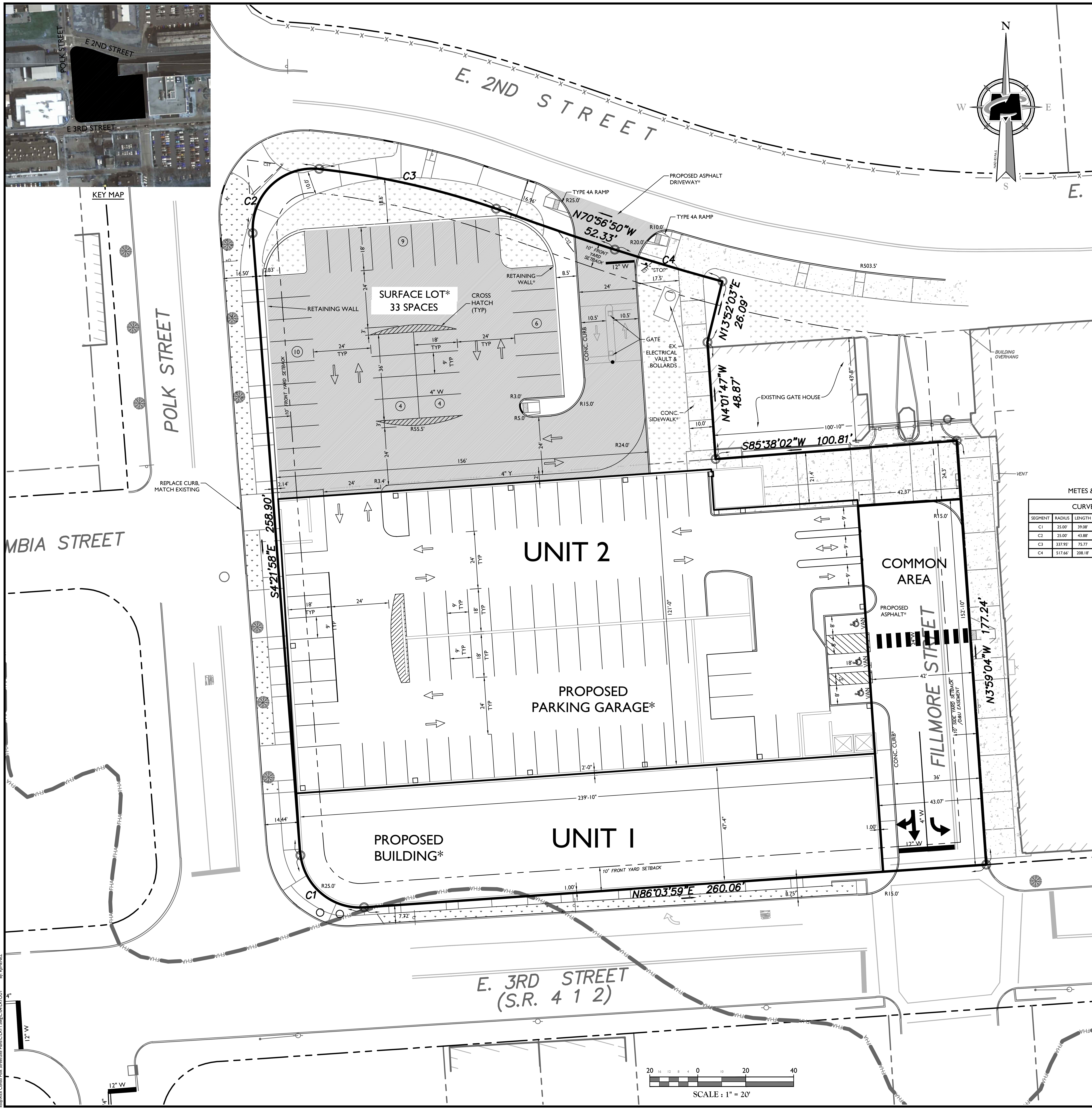

METES & BOUNDS

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	39.08'	89°33'53"	S 49°08'55" E 35.22'
C2	25.00'	43.88'	100°33'56"	S 45°55'00" W 38.46'
C3	337.95'	75.77	12°50'45"	N 77°22'13" W 75.61
C4	517.66'	208.18'	23°02'31"	N 82°28'05" W 36.78'

*NEED NOT BE BUILT

DECLARATION

KEVIN LIVINGSTON, EXECUTIVE DIRECTOR OF THE BETHLEHEM PARKING AUTHORITY, THE OWNER OF THE LAND SHOWN AND DEPICTED ON THIS CONDOMINIUM PLAN HEREBY ADOPTS THE CONDOMINIUM PLAN PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ON THIS ____________ DAY OF ________________, 2019.

____
KEVIN LIVINGSTON, EXECUTIVE DIRECTOR

THE CONDOMINIUM ASSOCIATION FOR THE BETHLEHEM PARKING AUTHORITY ADOPTS THE CONDOMINIUM PLAN PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ON THIS ____________ DAY OF ___________________, 2019.

BY: ______________________________
KEVIN LIVINGSTON, EXECUTIVE DIRECTOR

COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF NORTHAMPTON :

ON THIS ____________ DAY OF ____________, 2019 BEFORE ME PERSONALLY APPEARED KEVIN LIVINGSTON, WHO , BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED THAT (1) HE IS THE OWNER OF THE LAND IDENTIFIED AS PARCEL ID L9 27 4 0310E, AND (2) THAT HE IS THE PRESIDENT OF THE BETHLEHEM PARKING AUTHORITY CONDOMINIUM ASSOCIATION, AND THAT HE, IN BOTH CAPACITIES, BEING DULY AUTHORIZED, EXECUTED THE CONDOMINIUM PLAN AS AND FOR THE ACT AND DEED OF BETHLEHEM PARKING AUTHORITY CONDOMINIUM ASSOCIATION SO THAT IT MAY BE RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY, PENNSYLVANIA

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ________________

ENGINEER'S CERTIFICATION

I, C. RICHARD ROSEBERRY, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAN IS ACCURATE AND CONTAINS ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.

____
DATE

SEAL

____
C. RICHARD ROSEBERRY
PE46462-R
MASER CONSULTING, P.A.
941 MARCON BOULEVARD, SUITE 801
ALLENTOWN, PA 18109
610-868-4201

GENERAL NOTES

1. STATEMENT OF INTENT: THE SUBJECT PROPERTY IS PRESENTLY A SURFACE PARKING LOT. THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY FOR THE PERMITTED USES OF RETAIL, OFFICE & ATTACHED PARKING STRUCTURE.
2. THE SITE WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
3. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON FILLMORE STREET, OWNED AND OPERATED BY THE CITY OF BETHLEHEM WATER DEPARTMENT. PROPOSED FIRE HYDRANT LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY'S BUREAU OF WATER AND FIRE DEPARTMENT. ACCORDING TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS ASSOCIATION STANDARDS, PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
4. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EAST 3RD STREET. DISCHARGE SHALL BE, OWNED AN OPERATED BY THE CITY OF BETHLEHEM. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
5. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES, WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS, FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
6. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN DUMPSTER ENCLOSURE ALONG EAST 2ND STREET.
7. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
9. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
10. THE MAINTENANCE OF ON-SITE STORMWATER FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER. THE MASTER DEED, AND THE DEED TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE CITY OF BETHLEHEM SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER.
11. ALL ROADWAYS, CURBS, PARKING LOTS, SANITARY SEWERS, STORM SEWERS, STORMWATER MANAGEMENT DEVICES, AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BETHLEHEM, CITY OF BETHLEHEM DEPARTMENT OF WATER AND SEWER RECOURSES AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL PAVEMENT MARKINGS, STREET SIGNS, TRAFFIC DIRECTIONAL AND CONTROL SIGNS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE CITY OF BETHLEHEM STANDARDS. ALL SIGNAGE SHALL BE CONSISTENT WITH EXISTING SIGNAGE WITHIN THE CITY OF BETHLEHEM
13. THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO THE CITY OF BETHLEHEM ORDINANCES.
14. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 287 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE EXISTING ROAD RIGHT-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THE PLANS.
17. ENGINEERING PERMITS: PRIOR TO ANY WORK WITHIN THE RIGHT OF WAY, PERMITS MUST BE OBTAINED FROM THE CITY ENGINEER'S OFFICE.
18. BY SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN COMPLETE COMPLIANCE WITH THE CITY OF BETHLEHEM STORM WATER MANAGEMENT ORDINANCE.
19. THIS CONDOMINIUM PLAN WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED IN THE CITY OF BETHLEHEM SUBDIVISION AND DEVELOPMENT ORDINANCE AND THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM.
20. RETAINING WALL DESIGNS SHALL BE SUBMITTED FOR REVIEW PRIOR TO THE START OF SITE WORK.
21. THE CITY OF BETHLEHEM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY AREA NOT DEDICATED TO THE CITY.
22. NO FEATURES SHALL OBSTRUCT THE CLEAR SIGHT TRIANGLE PER THE CITY OF BETHLEHEM ZONING ORDINANCE ARTICLE 1318.06
23. ALL SHEETS INCLUDED IN THIS LAND DEVELOPMENT PLAN SET ARE TO BE CONSIDERED AS IF RECORDED WITH THE RECORD PLAN.
24. THESE GENERAL NOTES APPLY TO ALL SHEETS IN THE SET.

LEGEND

EXISTING / PROPOSED

- TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB (FACE / BACK)
- DEPRESSED CURB
- SIDEWALK
- FENCES
- ROADWAY SIGNS
- WETLAND LINE
- STALL COUNT
- ADA ACCESSIBLE STALL
- DEPRESSED CURB AND ADA RAMP (HC)
- DIRECTION OF TRAFFIC FLOW
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED LAWN

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REV	DATE	DRAWN BY	DESCRIPTION

C. RICHARD ROSEBERRY
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE46162-R

CONDOMINIUM PLAN
FOR
CITY OF BETHLEHEM PARKING AUTHORITY

415 EAST 3RD STREET
BLOCK 3A , WARD 4
N. 2ND STREET (P6 2 2-13 0204)
N. 3RD STREET (P6 2 2-14 0204)
N. 2ND STREET (P6 2 2-15 0204)

CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

BETHLEHEM OFFICE
190 Brodhead Road
Suite 210
Bethlehem, PA 18017
Phone: 610.868.4201
Fax: 610.868.4202
email: solutions@maserconsulting.com

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/05/19	JWL/SMS	SMS
PROJECT NUMBER: 14001490B	DRAWING NAME: C-LAYT		

SHEET TITLE: CONDOMINIUM PLAN

SHEET NUMBER: 01 of 01

ktop\Rick Condo Polk Street\Site Plans\C-LAYT.dwg\C-04-LAYOUT By: RJIMENEZ